

**Liberty Lake Comprehensive Plan**  
**Revised Land Use Chapter 5**  
**SEPA Review Draft**  
**February 27, 2017**

**A. Introduction**

The Land Use Chapter sets the stage for a vibrant, sustainable, family-orientated community through the balanced allocation of land for housing, commerce, industry, recreation, transportation, open space, cultural resources, and other uses. It accommodates growth, while preserving the character of established neighborhoods and protecting them from intrusion of incompatible uses by using innovative land development concepts and techniques.

**City of Liberty Lake Existing Land Area and Use**

**Existing Residential:** Residential development within the city limits of Liberty Lake began back in the late 1970's with the start of the Liberty Lake Heights subdivision. Unlike developments that would soon follow, the Heights was not a Planned Unit Development (PUD), however the neighborhood did have covenants that governed the neighborhood. By 1987, full scale development had begun with the Homestead and Meadowwood subdivisions. By August 31, 2001, when the City officially incorporated, the majority of the City had PUD residential neighborhoods. Most of these neighborhoods were considered low to medium density residential units. Only a small portion of the residences within the City were high density residential. The majority of the residences within the City are located north of Sprague Avenue, south of Mission, and east of Liberty Lake Road, with Country Vista and Molter Road intersecting them.

**Existing Commercial:** The City has numerous professional offices and retail businesses with more commercial developments planned and or under construction. Commercial land is found along Liberty Lake Road, Country Vista, Mission, Harvard Road, Knox Avenue, and Appleway. The highly intensive commercial use designations occur along Appleway, Liberty Lake Road, and Country Vista. The retail commercial development is mostly on a regional scale and consists of two anchored retail strip centers on Liberty Lake Road and two unanchored retail strip centers, one on the eastern end of Appleway and one on Mission at the north end of town. There are various freestanding retail, food service, auto dealerships, and hospitality operations in the vicinity of the retail strip centers.

**Existing Industrial:** Industrial uses within the City are light industrial uses such as electronics, high tech, and assembly manufacturing. Several pieces of industrial land are being used for commercial uses. The industrial area is located north of Mission Avenue and south of Interstate 90. There are five major corridors located in the industrial area consisting of Madson, Appleway, Molter, Mission and Knox. **Existing Open Space and Recreation:** Since the majority of the area within the city limits began as a master planned satellite community, a large portion of the land has open space and recreational uses. Within the City, there are three golf courses and Pavilion Park, a large City park that is utilized for many community activities. Pavillion Park is located on the southwest corner of Country Vista and Molter Road within the residential area. Meadowwood Golf Course runs through the residential area and is north of Valleyway and east of Molter Road Liberty Lake Golf Course is the oldest course and it is located south of Valleyway, east of Molter Road, and north of Sprague Avenue with residences on eastern side. The City's Trailhead Golf Course, formerly known as ValleyView, is located at the eastern edge of Liberty

Lake Rd, south of Country Vista, and on the western edge of residences. The City contains a trail system and smaller neighborhood parks throughout as well as access to the Centennial Trail on our north side.

### **City of Liberty Lake Future Land Use**

The City of Liberty Lake is unique in that all residential areas of the City have been platted or have an approved special area plan to guide the nature and intensity of future development. As a result, it is possible to calculate the population of the City at build-out as approximately 16,000.

### **Planning Principles**

The following planning principles, developed through citizen participation efforts, form the basis for development of the Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns. Neighborhood character should be preserved and protected.
- Jobs, housing, services and other activities should be within easy walking distance and shorter commute times of each other.
- The City of Liberty Lake should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully interconnected routes.
- The City of Liberty Lake should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within the City's boundaries.

### **B. History and Background**

The City of Liberty Lake contains a mix of land uses including single and multi-family dwellings, recreational areas including parks, trails, and golf courses, light manufacturing, and mostly regional scaled commercial, including two large grocery stores. Professional office buildings, restaurants, schools, and churches are also found with undeveloped land still available and suitable for residential, commercial, and industrial growth.

At the initial startup of the City of Liberty Lake it was recommended to and approved by the City Council to adopt by reference the Spokane County Comprehensive Plan which pre-dated the Growth Management Act (GMA) and the Spokane County Zoning Code dated November 1998 to maintain the status quo until the City adopted its own Comprehensive Plan and Implementation Regulations. The

City has since adopted its own Comprehensive Plan or Future Land Use Map and an Official Zoning Map. The Future Land Use Map features the following land use designations:

**Comprehensive Plan Land Use Categories**

1. Residential Categories

- a. Single-Family - The Single-Family designation provides for single-family homes in support of established residential neighborhoods. This designation is the primary residential designation in the city.
- b. Mixed Residential - The Mixed Residential designation provides for a moderate increase in density using a variety of urban housing types and designs. This design oriented designation promotes residential renewal to small-lot single family homes, townhouses, duplexes, and small apartment buildings. The mix of housing may take a variety of forms, either mixed within a single site or mixed within a general area, with varied dwelling types. Developments within this designation should have a net density of no less than 6 units per acre.
- c. Multi-Family - The Multi-Family designation provides for a variety of medium to high density housing types and designs. The designation incorporates a combination of urban design elements to enhance the living environment while integrating the housing into a neighborhood or neighborhood business district. Urban design elements such as private and public open space, pedestrian orientation and connections, and security are integrated into the housing to create a high standard of community cohesion and character. Developments within this designation should have a net density of no less than 12 units per acre.

- 2. Mixed-use Area – Mixed-use areas are intended to enhance service options, encourage development of locally serving commercial uses, offices, light manufacturing, civic, recreational, and residential uses along transportation corridors identified on the Comprehensive Land Use Plan Map 5.1. Mixed-use areas discourage low-intensity, auto-dependent uses and focus on a pedestrian orientation with an emphasis on aesthetics and design.

Mixed-use Categories

Mixed-use areas include “centers” and “corridors.” Urban centers and corridors provide focus points to the design of urban areas. Urban centers distributed spatially throughout the urban area provide for retail sales, services, government and business offices, recreation facilities, higher-density residences, and other high-intensity uses to serve the needs of surrounding residential areas. The Comprehensive Plan provides for three types of mixed-use centers, Neighborhood, Community, and Central Business District. The three types of centers are distinguished by scale and intensity. Neighborhood Centers are the smallest and least intensive, Community Centers are higher intensity, and the Central Business District, which is the largest and most intensely developed. The Central Business District provides for the widest range of uses. Mixed-use categories include the following:

- a. Neighborhood Centers – Mixed-use centers for neighborhoods will ideally have identified neighborhood centers containing a civic green or park, a transit stop, neighborhood businesses and services, a day care center, and perhaps a church or school, and residential when associated with other permitted uses.
- b. Community Centers - Community centers are higher-intensity mixed-use areas designed to serve two or more neighborhoods. Community centers may have a mix of uses, including commercial, civic, light manufacturing or industrial, office, recreational uses, and residential when associated with the other permitted uses.
- c. Central Business District - The CBD is the primary retail, office, social, urban residential, and government center of the city (Map 5.2). The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district are evident in the urban intensity and composition of the uses in the district. Local character is reflected in the district's design, people-orientation, and connectivity, which foster a sense of community. The CBD is intended to attract significant numbers of additional office and retail jobs as well as opportunities for new higher density housing.

### 3. Commercial Categories

- a. Freeway Commercial - The Freeway Commercial classification designates intensive commercial areas intended to draw customers from outlying areas. Interstate 90 is an aesthetic corridor and specific guidelines will be established to enhance the aesthetics of the Interstate 90 frontages. Shopping centers and major commercial areas of regional significance will be designated with this classification. Residential uses would typically not be allowed within the freeway commercial category, but transient housing (i.e. RV park and hotel/motel, intended for rental less than 30 days) may be permitted in mixed use, planned unit developments, south of I-90 and west of Madson Street, to support and complement the Central Business District and surrounding businesses. Light industrial areas may be allowed in this category.
- b. Community Commercial - The Community Commercial classification designates areas for retail, service, and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development. Community business centers may be designated through the adoption of the Comprehensive Plan or Comprehensive Plan amendments. Residences in conjunction with business and/or multifamily developments may be allowed, with specific guidelines that ensure compatibility.
- c. Neighborhood Commercial - The Neighborhood Commercial classification designates areas for small-scale, neighborhood-serving retail and office uses. Neighborhood business areas should be located as business clusters rather than arterial strip commercial development.

Neighborhood business centers may be designated through the adoption of the Comprehensive Plan or Comprehensive Plan amendments

4. Industrial Category

- a. Light Industrial - The Light Industry category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping, and internal and community compatibility. Light Industrial areas are comprised of predominantly industrial uses such as manufacturing and high technology-oriented businesses, but may incorporate office, ~~and~~ commercial, and mixed use planned unit developments ~~uses~~ that support and complement the industrial area. Multi-family housing may be permitted in mixed use, planned unit developments, west of Madson Street, to support and complement the Central Business District and surrounding businesses.

5. Public and Semi-Public Institutional Uses. The Public and Semi-Public Institutional land use designation provides for large and moderate scale governmental uses, special districts, and semi-institutional uses. The designation allows for the specialized needs of providing public services to the City of Liberty Lake.
6. Open Space and Recreation. The Open Space and Recreation designation provides for open area spaces and recreational uses such as public/ private parks, preserves, and trails, as well as public and privately owned facilities such as golf courses. Local and regional recreation opportunities are included within this designation. The designation promotes the conservation of public and private sensitive or critical natural resource areas and areas of local interest as open space.
7. Aesthetic Corridors and Boulevards. Aesthetic corridors and boulevards are intended to protect the visual appeal of the area along major transportation routes entering, exiting, and circulating through the City of Liberty Lake